

February 27, 2023

To Members of the Housing Committee:

As a US Citizen, and citizen of the State of Connecticut, I am opposed to HB6633 legislation currently being proposed.

Vote NO to HB6633. This “Fair Share” bill would impose extreme density on our local communities without regard to existing capacity. It would be catastrophic for most of Connecticut.

States that have had a fair share plan for decades (e.g. New Jersey) demonstrate that it has **NOT** improved diversity in communities, and it has **NOT** created affordability. Why would Connecticut now want to follow with a fair share plan when the model in these states have **NOT** been successful and has spurred litigation?

Open Communities Alliance says there is demand for 140,000 affordable, but only 2,500 are homeless in Connecticut. Who are we building for?

Note that “fair share” does not replace 8-30g but is in addition to it which needs to be badly reformed. You can’t just say housing is needed everywhere, unilaterally, and double down on more one-size-fits-all mandates to build, build, build. Land is finite and unique, and land use decisions permanently affect a Town’s economic, ecological and community health. **Local communities/municipalities must retain zoning authority to ensure sustainable economic growth, environmental integrity, and a thriving community.**

Today, there is inconsistent criteria across towns and hence inaccurate measures on affordable housing in local municipalities which must be corrected to adequately baseline. Then, and only then, proper metrics for demand for housing, such as where jobs are in the state, what is the access to transportation, what are the limits of infrastructure, water tables, sewage capacity, and the environment, and cost of living in each area. This bill only looks at regional income, declares a formula, and mandates housing **with no rational, logical, pragmatic justification.**

This bill would get rid of single-family zoning in Connecticut. Creating affordable housing with all stakeholders involved is a laudable goal but getting rid of zoning and established neighborhoods is not. **This bill is a serious overreach of authority and does not make Connecticut more affordable. It will destroy the state and bring decades of devastation, continuing to push people out of the state, the complete opposite of attracting them.**

Sincerely,

Jody N Eldredge